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SUBDIVISION REVIEW SHEET

CASE NO: C8-07-0043.01

PC DATE: March 22, 2011

SUBDIVISION NAME: Avery Station Ranch Preliminary Plan

AREA: 187.93 Acres

LOTS: 221

APPLICANT: Northwoods Avery Ranch LLC

AGENT: Bury & Partners, Inc
(David Miller)

ADDRESS OF SUBDIVISION: N. Lakeline Blvd. and Staked Plains Drive

GRIDS: G41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

ZONING: PUD

NEIGHBORHOOD PLAN: Lakeline TOD

PROPOSED LAND USE: Single-Family (196 lots), townhouse (630 units), commercial, LCRA Substation, open space, and right-of-way.

VARIANCES: To Section 25-8-341 of the LDC to allow cut up to a maximum of 12' (RECOMMENDED with Conditions) See the attached EV Board Motion.

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Avery Station Preliminary Plan. The plan is composed of 221 lots (a total of 851 homes and townhomes) on 187.93 acres (4.53 dwelling units per acre). The site is located in a portion of the Leander Rehabilitation Center (AKA The Hog Farm) PUD which was approved by the Special Board of Review (because it was Texas State owned land) on January 16, 1998. It should also be noted, that the site is located in the Lakeline TOD, and is located in close proximity to the Northwest Park and Ride, as well as the Leander Metro Rail Station.

STAFF RECOMMENDATION:

The staff recommends approval of the Avery Station Preliminary Plan and the variance with the conditions recommended by the Environmental Board. If the variance is approved, the plan will meet all applicable State and City of Austin LDC requirements.

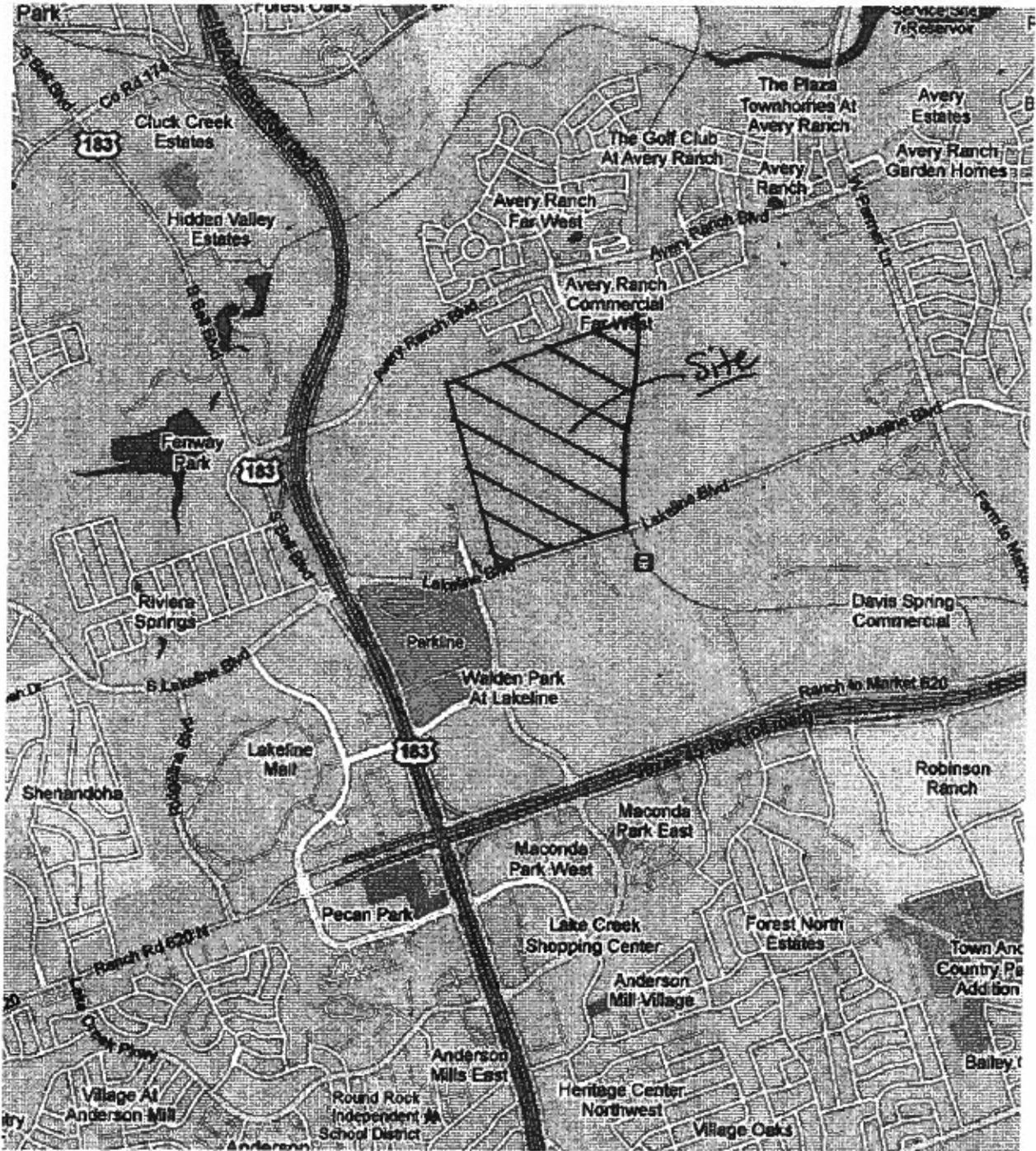
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

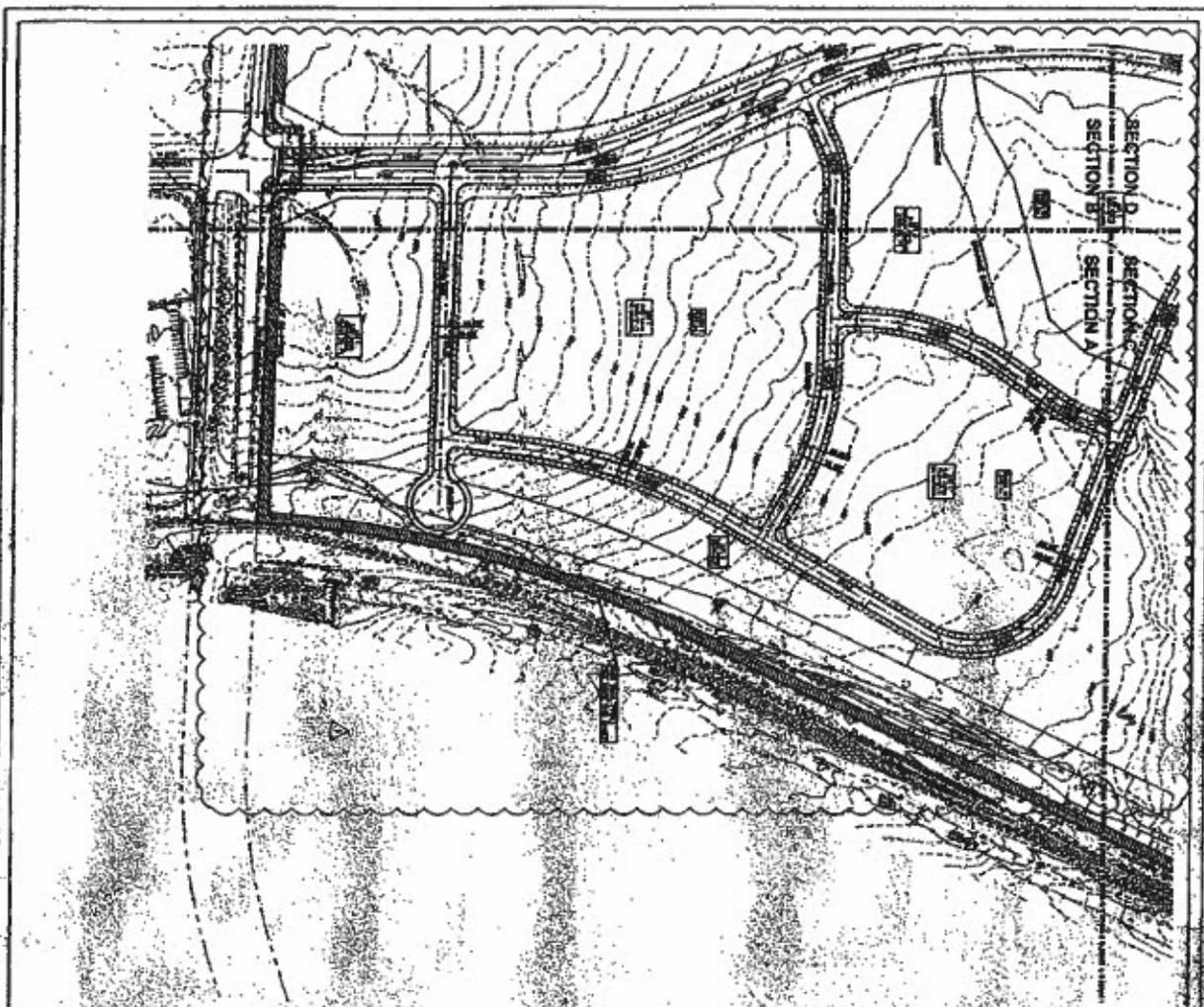
PHONE: 974-6455

Email address: david.wahlgren@ci.austin.tx.us

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NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLATS RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
3. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLATS RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
4. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE PLATS RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

KEY MAP

LAND USE TABLE

LAND USE	SYMBOL
RESIDENTIAL	[Symbol]
COMMERCIAL	[Symbol]
INDUSTRIAL	[Symbol]
AGRICULTURAL	[Symbol]
OPEN SPACE	[Symbol]
WATER	[Symbol]
ROAD	[Symbol]
RAILROAD	[Symbol]
UTILITY	[Symbol]
OBSTACLE	[Symbol]
BOUNDARY	[Symbol]
PROPOSED	[Symbol]
EXISTING	[Symbol]

PLANNING RESTRICTIONS TABLE

RESTRICTION	SYMBOL
SETBACK	[Symbol]
HEIGHT	[Symbol]
AREA	[Symbol]
USE	[Symbol]
OTHER	[Symbol]

CS-07-0043.01

DATE	08.14.19
DESIGNED BY	DAK, SL, WJ
DESIGNED BY NAME	
SHEET	4
PROJECT NO.	179-05

**AVERY STATION
AUSTIN, TEXAS**

NORTHWOODS-AVERY RANCH L.L.C.

**PRELIMINARY PLAN
SECTION A**



Bury+Partners
ARCHITECTS & PLANNERS
200 East 10th Street, Suite 200
Austin, Texas 78701
Tel: 512.476.1111
www.burypartners.com

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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED: MARCH 2, 2011

NAME & NUMBER OF PROJECT: AVERY STATION PRELIMINARY PLAN
C8-07-0043.01

NAME OF APPLICANT OR ORGANIZATION: Bury & Partners, Inc.
(David Miller 328-0011)

LOCATION: N Lakeline Blvd

PROJECT FILING DATE: January 13, 2010

WPDR/ENVIRONMENTAL STAFF: Mike McDougal, 974-6380
mike.mcdougal@ci.austin.tx.us

WPDR/ CASE MANAGER: David Wahlgren, 974-6455
david.wahlgren@ci.austin.tx.us

WATERSHED: South Brushy Creek (Suburban)
Desired Development Zone

ORDINANCE: Comprehensive Watershed Ordinance applicable on the original filing date of February 5, 2007 and the Leander Rehabilitation Planned Unit Development

REQUEST: Variance request is as follows:
To allow cut in excess of 4 feet but not to exceed 12 feet
(LDC Section 25-8-341)

STAFF RECOMMENDATION: Recommended for consent.

REASONS FOR RECOMMENDATION: Findings of fact have been met.



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MEMORANDUM

TO: Dave Sullivan, Chairperson
Members of the Planning Commission

FROM: Mike McDougal, Environmental Review Specialist Sr.
Planning and Development Review Department

DATE: March 2, 2011

SUBJECT: Avery Station Subdivision Preliminary Plan – C8-07-0043.01

Variance Request: Variance from LDC 25-8-341 – To allow cut in excess of 4 feet but not to exceed 12 feet within a Suburban Watershed

Project Area Description

The applicant is currently seeking City of Austin approval of a preliminary plan for Avery Station Subdivision. The proposed development requires the construction of two open cut drainage channels: one north channel with a proposed length of approximately 1900 feet and one south channel with a proposed length of approximately 1300 feet. The attached cut exhibit shows the location of the two proposed channels, which drain from west to east and terminate at the proposed regional wet pond.

The proposed channel design includes cut up to 12 feet in each channel. This is requested for many reasons, specifically:

- Cut up to 12 feet is required in each channel to achieve the minimum slope required per the City of Austin Drainage Criteria Manual.
- Cut up to 12 feet provides capacity for the 100 year storm event.
- Existing topography varies from approximately 940 feet MSL in the western portion of the property to approximately 890 feet MSL in the eastern portion of the property. The two proposed channels and one proposed regional wet pond are designed to work with existing topographical constraints. Both channels generally drain surface water from west to east to the proposed regional wet pond.

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specifically addressed by the Leander Rehabilitation Planned Unit Development, the City of Austin Land Development Code in effect on the original application filing date of February 5th, 2007 is applicable¹. The Leander Rehabilitation Planned Unit Development does not address maximum allowable cut, therefore channel cut is limited to 4 feet per Land Development Code 25-8-341.

Variance Requests

The variance being requested with this site plan is as follows:

- 1. To allow cut in excess of 4 feet but not to exceed 12 feet (LDC Section 25-8-341).

Recommendations

This variance is recommended for consent; the findings of fact have been met. Staff recommends approval of this variance with the following conditions:

- 1. No concrete pilot channels will be constructed within the proposed drainage channels.
- 2. 609S.5 seeding is required within the channel bottom.
- 3. Channel slopes will be constructed with natural materials. Concrete walls will not be permitted except as necessary to preserve existing specimen trees along the channel.
- 4. As part of the preliminary plan submittal, the applicant will provide channel drainage calculations that demonstrate a sufficiently high roughness coefficient (Manning's n value) that will support the growth of dense herbaceous material and woody plants.

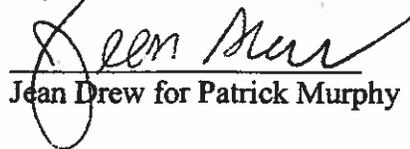
If you need further details, please feel free to contact me at 974-3410.

Mike McDougal, Environmental Review Specialist Sr.
Planning and Development Review Department

Environmental Program Coordinator:


Ingrid McDonald

Environmental Officer:


Jean Drew for Patrick Murphy

¹ The original application filing date is February 5th, 2007 per the City of Austin Project Application H.B. 1704/Chapter 245 Determination.

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Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances

Application Name:	Avery Station Preliminary Plan
Application Case No:	C8-07-0043.01
Code Reference:	Land Development Code Section 25-8-341
Variance Request:	To allow cut up to 12 feet

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.
Yes. The variance is necessary to achieve surface water drainage to the regional wet pond while preserving natural and traditional character.

2. The variance:

a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes. The surface water drainage to the regional wet pond can be achieved with open cut channels or with box culverts. Twelve feet of cut is necessary to construct the open cut channels. Open cut channels preserve natural and traditional character and provide greater overall environmental protection than is achievable with box culverts.

b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. Regional wet ponds are frequently constructed on developments over 20 acres in size. The proposed cut up to 12 feet is the minimum necessary to achieve the required channel slope to provide surface water drainage to the regional wet pond and to provide capacity for the 100 year storm event.

c) Does not create a significant probability of harmful environmental consequences; and

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February 3, 2011

Mr. Michael McDougal
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Non-Administrative Cut/Fill Variance Request
Avery Station Preliminary Plan
Austin, Williamson County, Texas
C8-07-0043.01

Dear Mr. McDougal:

Please accept this letter, attached exhibit and finding of facts as our formal request for a non-administrative variance to Section 25-8-341 of the City of Austin Land Development Code, for cut over four feet (4'). We are proposing to cut over four feet (4') within Block 12, Lot 4; Block 1, Lot 3; Block 2, Lot 19; and Block 11, Lot 2. All of these lots contain drainage channels that convey stormwater to the regional wet pond serving the Avery Station Subdivision.

We are proposing to cut up to four to twelve feet (4'-12') in the channel areas as delineated on the attached exhibit. The depth of the channels is controlled by several factors which prevent a shallower channel section.

1. The site is conveying off-site drainage areas of 25 and 57 acres which require 48"-54" RCP for ultimate conveyance. The upstream depth of the channels starts at an elevation of seven to eight foot (7'-8').
2. The channel was the minimum slope requirement listed in DCM 6.4.1C. If a flatter slope was available, the channel depth could be reduced only downstream, near the pond.
3. The 100-year Hydraulic Grade Line is the third reason for the depth of the channels. A decrease in depth would result in the 100-year HGL being unable to be contained within the Right-of-Way.

We appreciate your review and comment of this variance request. Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

David Miller, P.E.
Senior Project Manager

I:\1713\05\Admin\Letters\2011\February\020311 McDougal.doc\drt

BURY+PARTNERS, INC.
221 West Sixth Street, Suite 600
Austin, Texas 78701

TEL (512) 328-0011
FAX (512) 328-0325

Austin • Dallas • Houston • San Antonio • Temple, Texas
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TBPE No. F-1048

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4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance?

Yes. A regional wet pond will be constructed with this subdivision regardless of the method of conveyance. The previously approved preliminary plan for the property called for 100% underground conveyance to an identical method water quality treatment.

5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property?

N/A. This project is not located within the Critical Water Quality Zone or the Water Quality Transition Zone.



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- Hot Topics
- Features
- FAQs**
- Watersheds
- Aquifer
- Green Neighbor
- Gardening
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- Educational Materials
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- Watershed Home

Watershed Information

Austin is one of the few cities in the country that studies each of its creeks, giving us a good comparison of urban versus undeveloped streams with detailed information about flooding, erosion and water quality.

The City of Austin has developed a Watershed Viewer using GIS (Geographical Information System) mapping technology to allow you to find your watershed and learn about the health of your creek.



- See a map or aerial view of your watershed. (If you don't live in Austin, you can view the State Capitol under Find Your Watershed.)
- Find out whether or not you live in the recharge zone of the Edwards Aquifer. (*Recharge Zone: where water enters the Edwards Aquifer directly through sinkholes, caves and fractures.)
- Learn more about your creek's water quality issues

You can also learn more about the Austin's Creek watersheds.

Learn More About Austin Watersheds

Barton	Fort Branch	Rinard
Bear	Gilleland	Shoal
Bee	Harpers Branch	Slaughter
Blum	Harris Branch	South Boggy
Boggy	Hucks Slough	South Fork Dry
Bolt	Johnson	Tennatill
Buttermilk	Lake	Taylor Slough North
Carson	Lake Austin	Taylor Slough South
Cottonmouth	Little Barton	Town Lake
Country Club	Little Bear	Waller
Decker	Little Bee	Walnut
Dry	Little Walnut	West Bouldin
Dry North	Marble	West Bull
Eames	North Fork Dry	Williamson
East Bouldin	Onion	
Elm	Rattan	

PLEASE NOTE:

This section of the variance packet normally includes a print out from the City of Austin website showing information about the watershed in which the variance is being requested. The requested variance is located in the South Brush Creek Watershed. As indicated above, information for the South Brushy Creek Watershed is unavailable.

However, sediment will be contained on site and water quality will be preserved with the installation of silt fence, triangular filter dikes, inlet protection, and also by the construction sequence. Specifically, the applicant will rough cut the regional wet pond before initiating channel construction. Grading for both channels will then begin at the wet pond and proceed west. During rainfall events, sediment will be transported along the channels to collect in the wet pond and will be held on site. See the attached vicinity maps for the location of the proposed channels and wet pond, the location of South Brushy Creek, and the aerial view of the property.

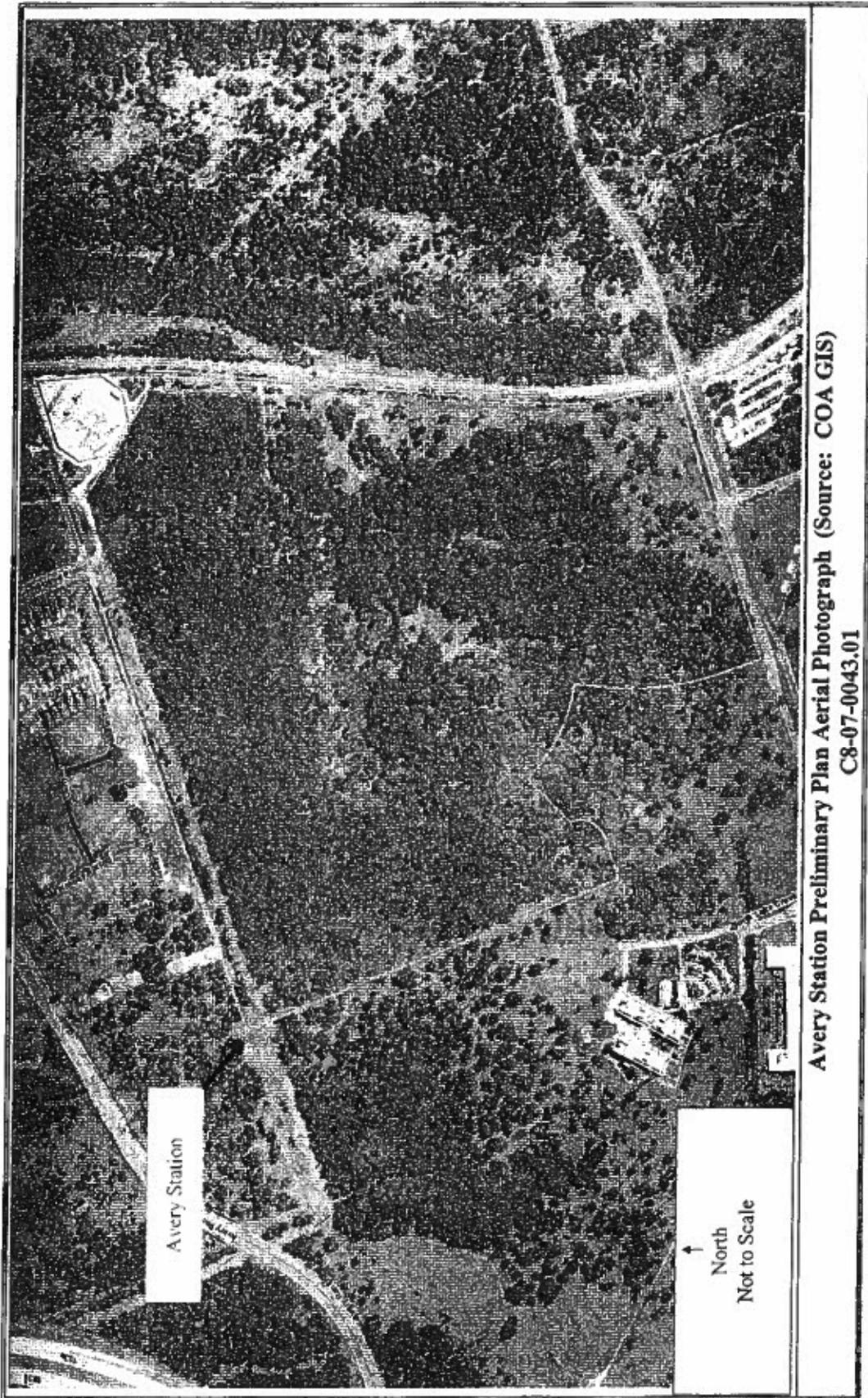
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Avery Station Preliminary Plan
C8-07-0043.01
Driving Directions

Beginning on Mopac northbound at 15th St

- **Drive north on Mopac approximately 6.3 miles**
- **Exit on to US Highway 183 and drive for approximately 8.1 miles**
- **Take the Lakeline Mall Dr exit onto the frontage road and drive approximately 0.9 miles**
- **Turn right on Lakeline Blvd and drive approximately 0.8 miles**
- **The proposed Avery Station Subdivision will be on the left**

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Avery Station Preliminary Plan Aerial Photograph (Source: COA GIS)
C8-07-0043.01